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### PLANNING COMMISSIONERS

John McKay, Chair  
Robert Benich, Commissioner  
Joseph Mueller, Commissioner  
Rene Spring, Vice Chair

Susan Koepp-Baker, Commissioner  
Wayne Tanda, Commissioner  
Zenon Komarczyk, Commissioner

## PLANNING COMMISSION MEETING

**MAY 27, 2014**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

**STUDY SESSION – 6:00PM**

**REGULAR MEETING - 7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

## PLANNING COMMISSION AGENDA

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### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

### **STUDY SESSION – 6:00PM**

**AGRICULTURAL LANDS PRESERVATION:** A discussion of the policy, agricultural and economic issues relevant to the development of a program to preserve agricultural lands within Morgan Hill.

### **ORDERS OF THE DAY**

**MINUTES:** [May 13, 2014](#)

### **OTHER BUSINESS:**

- 1)     **5 Minutes**     [\*\*PLANNING COMMISSION CHAIR/VICE-CHAIR SELECTION\*\*](#): This is the time for the annual election of Chair and Vice-Chair for a one-year term in accordance with City Council adopted policy.
  
- 2)     **210 Minutes**   [\*\*AGRICULTURAL LANDS PRESERVATION PROGRAM AND SOUTHEAST QUADRANT LAND USE PLAN\*\*](#): The City and local property owners have worked together to develop a Citywide Agricultural Lands Preservation Program and related, proposed General Plan Amendments, Zoning Amendments, and boundary adjustments within an area referred to as the Southeast Quadrant (SEQ). The SEQ area encompasses approximately 1,290 acres and is generally bounded by Condit Road and Highway 101 to the west, San Pedro Avenue to the north, Carey Avenue to the east, and Maple Avenue to the south. The project includes specific components described as follows.
  - A.     [\*\*AGRICULTURAL LANDS PRESERVATION PROGRAM AND SOUTHEAST QUADRANT LAND USE PLAN FINAL ENVIRONMENTAL IMPACT REPORT \(EIR\)\*\*](#): An Environmental Impact Report (EIR) prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the adoption of a Citywide Agricultural Lands Preservation Program and Southeast Quadrant Land Use Plan (State Clearinghouse No. 2010102010). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.), and City of Morgan Hill rules and regulations. This Draft EIR is intended to serve as an informational document for the public agency decision makers and the public

regarding the proposed project. The proposed Citywide Agricultural Lands Preservation Program and Southeast Quadrant Land Use Plan (the project) consists of five program-level components—collectively referred to as the SEQ Area Project—and one project-level component (the South County Catholic High School). More information is available on the City of Morgan Hill website at: <http://www.morgan-hill.ca.gov/index.aspx?nid=965>

- B. **AGRICULTURAL LANDS PRESERVATION PROGRAM (COUNCIL POLICY 14-; ZONING AMENDMENT ZA-14-11):** The establishment of a citywide program to support the permanent preservation of open space and agriculture. The program would set forth mitigation to address the conversion of agricultural lands within the City limits and identifies policies and procedures for preserving viable agricultural lands and creating a greenbelt along the southern edge of the City's Sphere of Influence (SOI) boundary.
- C. **GENERAL PLAN AMENDMENT GPA-14-08:** A proposed amendment to the City of Morgan Hill General Plan Land Use Element to establish an Urban Limit Line (ULL) and to modify the location of the Urban Growth Boundary (UGB) within the Southeast Quadrant land area.
- D. **GENERAL PLAN TEXT AMENDMENT GPA-14-09/ ZONING CODE AMENDMENT ZA-14-09:** A proposed amendment to the City of Morgan Hill General Plan and to the Morgan Hill Zoning Code (Municipal Code Title 18) to establish a "Sports/Recreation/Leisure" land use designation and zoning district to support a wide range of sports-recreation-leisure themed uses that are private commercial, retail, and/or public/quasi-public.
- E. **GENERAL PLAN AMENDMENT, GPA-08-02/URBAN SERVICE AREA ADJUSTMENT, USA-08-01, ANNEXATION, ANX-08-01/ZONING AMENDMENT, ZA-08-01: TENNANT-ROMAN CATHOLIC BISHOP OF SAN JOSE:** A request to amend the General Plan land use designation from Rural County to Public Facilities, to extend the City's Urban Service Area boundary, to allow annexation of the property into the City of Morgan Hill and to pre-zone the property to Public Facilities/Planned Unit Development to allow the development of a private high school (South County Catholic High School) on a 38-acre site located at the southeasterly corner of Barrett Avenue and Murphy Avenue (APN 817-17-001, 817-17-025 and 817-17-026).
- F. **GENERAL PLAN AMENDMENT, GPA-08-03/URBAN SERVICE AREA ADJUSTMENT, USA-08-02, ANNEXATION, ANX-08-02/ZONING AMENDMENT, ZA-08-02: FISHER-GRANUM PARTNERS:** A request to amend the General Plan land use designation from Rural County to Sports/Recreation/Leisure, to extend the City's Urban Service Area boundary, to allow annexation of the property into the City of Morgan Hill and to pre-zone the property to Sports/Recreation/Leisure (Sub-district B) to allow future development of sports, recreation and leisure uses on a 26-acre site located on the south side of

Tennant Avenue, east of Highway 101 (APNs 817-14-004, 817-14-005, and 817-14-009).

- G. **GENERAL PLAN AMENDMENT, GPA-08-04/URBAN SERVICE AREA ADJUSTMENT, USA-08-04, ANNEXATION, ANX-08-03/ ZONING AMENDMENT ZA-14-12:** TENNANT-PULIAFICO: A request to amend the General Plan land use designation from Rural County to Sports/Recreation/Leisure, to extend the City's Urban Service Area boundary, and to allow annexation of the property into the City of Morgan Hill to allow future development of sports, recreation and leisure uses on a 38-acre site located along the south side of Tennant Avenue, east of Murphy Avenue (APNs 817-16-002 through 817-16-005).
- H. **GENERAL PLAN AMENDMENT, GPA-08-05/URBAN SERVICE AREA ADJUSTMENT, USA-08-05, ANNEXATION, ANX-08-04/ ZONING AMENDMENT ZA-08-04: CONDIT-CRAIKER:** A request to amend the General Plan land use designation from Rural County to Sports/Recreation/Leisure, to extend the City's Urban Service Area boundary, to allow annexation of the property into the City of Morgan Hill and to pre-zone to property to Sports/Recreation/Leisure (Sub-district B) to allow future development of sports, recreation and leisure uses on a 4-acre site located immediately south of the City of Morgan Hill Aquatics Center at the northeastern corner of Condit Road and Tennant Avenue (APN 817-13-008).
- I. **GENERAL PLAN AMENDMENT, GPA-08-12/ANNEXATION, ANX-08-07/ ZONING AMENDMENT ZA-14-07:** TENNANT/MAPLE/HILL-CHIALA: A request to amend the General Plan land use designation from Rural County to Open Space and to allow annexation of the property into the City of Morgan Hill and to pre-zone the property to Open Space/Planned Unit Development to allow future development of agriculture, sports-recreation-leisure uses, open space, and large-lot residential uses on a 307-acre site located in the Southeast Quadrant Area east of Hill Road (APNs 817-20-008, 817-20-010, 817-20-032, 817-20-033, 817-21-011, 817-21-012, 817-21-026, and a portion of 817-21-027, 817-22-001, 817-22-021, 817-22-022 through -025, and 817-23-007; APNs 817-20-034 and -037 through -039; 817-21-005, -008, -010, -013, -016 through -025, and -027 through -029; 817-22-005 through -019, and 817-22-026 through -029).
- J. **GENERAL PLAN AMENDMENT, GPA-14-10/ URBAN SERVICE AREA ADJUSTMENT, USA-14-01/ANNEXATION, ANX-14-01/ ZONING AMENDMENT ZA-14-10:** TENNANT/SEQ: A request to amend the General Plan land use designation from Rural County to Sports/Recreation/Leisure and to allow annexation of the property into the City of Morgan Hill and to pre-zone the property to Sports/Recreation/Leisure (Sub-district A) or Sports/Recreation/Leisure (Sub-district B) to allow future development of agriculture, sports-recreation-leisure uses, open space, and large-lot residential uses on an approximately 194 acre site located in the Southeast Quadrant Area (APNs).

## PLANNING COMMISSION AGENDA

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### ANNOUNCEMENTS

### CITY COUNCIL REPORTS

### ADJOURNMENT

### SPEAKER CARD

*If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Deputy City Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.*

### NOTICE

#### AMERICANS WITH DISABILITY ACT (ADA)

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17575 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

### NOTICE

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

### NOTICE

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

### NOTICE

*All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)*